

**DURHAM, NORTH CAROLINA
THURSDAY, AUGUST 8, 2002
12:00 NOON**

Pursuant to the proper notification, the Durham City Council held a special meeting on the above date and time in the Committee Room at City Hall with the following members present: Mayor Bell, Mayor Pro Tempore Cheek and Council Members Best, Clement, Cole-McFadden, Edwards and Stith. Absent: None.

Also present: City Manager Marcia Conner, City Attorney Henry Blinder, Deputy City Clerk Linda Bratcher and Records Management Coordinator LaVerne Brooks.

County Manager Mike Ruffin and Mike Hill of Capital Broadcasting Corporation.

Mayor Bell called the special meeting to order.

**SUBJECT: AMERICAN TOBACCO COMPLEX REDEVELOPMENT
PROJECT - CAPITAL BROADCASTING CORPORATION (CBC)**

Budget Director Laura Gill made a presentation on the business deal points for the American Tobacco Complex Redevelopment Project. She gave an overview of the memo [Proposed Redevelopment of American Tobacco Complex] dated August 7, 2002 along with the following components of the business deal points document.

- I. Pre-Construction
- II. Parking Garage and CBC Construction Requirements
- III. Parking Garage Construction for North and South Garages
- IV. Parking Garage Operation
- V. Development Incentives/Other
- VI. Final Executed Development Agreement

City Manager Conner noted the \$850,000 request from Capital Broadcasting Corporation has been taken off the table.

Council Member Stith requested the administration to report back with additional information concerning the parking garage construction relative to cost and cost estimator. [See Section II, No. 7 of Business Deal Points].

City Manager Conner informed Council that Capital Broadcasting Corporation will provide a list of potential M/WBE opportunities which will be attached as an exhibit to the business deal points.

Council Member Best requested more details concerning the revenue from after-hour parking.

August 8, 2002

Relative to the Resolution Exempting the American Tobacco Complex Parking Garage Project from G.S.143-64.31 discussed at August 5, 2002 City Council Meeting, City Manager Conner noted for clarification the exemption of minority participation is the state reference and not the local reference.

Budget Director Laura Gill noted resolutions and ordinances will be brought to the August 19, 2002 City Council Meeting for Council's consideration.

Mayor Bell asked the Council to review the business deal points and inform the City Manager and City Attorney of any changes/questions.

County Manager Mike Ruffin noted the County administration is reviewing the document and will get back to Council.

Discussion was held by Council on business deal points discussing the following issues: parking lot, cost estimator, mechanism for monitoring project, local participation, management fee, cost of property, plans for review at the City, M/WBE participation and revenue from after-hour parking.

No action was taken by Council.

There being no further business to come before the City Council, the special meeting was adjourned at 1:20 p.m.

Linda E. Bratcher
Deputy City Clerk